



Glenview Villas Kasauli
Luxury In The Lap Of Nature

COVERING LETTER BY PROMOTER WITH QPR-4

Ref No

Date: 23/07/2022

To

The HP Real Estate Regulatory Authority (RERA),
Majitha House Annexe, Near HP GovtSectt,
Chotta Shimla, Shimla-171002.

Subject: Filing of Quarterly Progress Report of the Real Estate Project 'Glenview Villas' for the quarter ending 31st Mar 2022.

Dear Sir,

With reference to the e-mail dated _____ received from your office, on the subject cited above, the Quarterly Progress Report of the **Real Estate Project 'Glenview Villas'** for the Quarter ending on 31st Mar 2022 has been prepared and is attached with this e-mail as **QPR-4** along with all requisite **Annexure(s)** as required by the Authority in compliance of section 11 of the Real Estate (Regulation And Development) Act, 2016 read with relevant Rules and Regulations.

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Site Address: Kimmughat-Dochi Road, Kasauli (HP)

Corporate Address: Piccadilly Mall, 1st Floor, Sector 34-A, Chandigarh, 160022

Mob. : +91 98153 27788 | Email : info@glenviewvillas.in



Glenview Villas Kasauli
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I, as Owner /Partner / Associate/ Director / authorized Signatory of the Real Estate Project, undertake to state that the information provided in the Annual Progress Report including information provided by the Chartered Accountant in the attached **Annexure**, is correct and nothing has been concealed.

Place: Chandigarh

Date: 23/07/2022

For Glenview Villas Kasauli

Auth. Sign.

Signature of the authorized representative

Mobile No. 9815327788

E-mail Id: theglenviewvillas@gmail.com

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QUARTERLY PROGRESS REPORT (QPR-1)

1.	PARTICULARS OF THE REAL ESTATEPROJECT		
Sr. No.	Particulars	Details	
1.1	Name of the Real Estate Project	GLENVIEW VILLAS	
1.2	Phase of the Real Estate Project	-	
1.3	Name of the Promoter	M/s. GLENVIEW VILLAS KASAULI	
	Name of the Co- Promoter(s)	-	
1.4	Total area of the Real Estate Project/ Phase	10039.2m ²	
1.5	Location of the Real Estate Project	MohalNandoh, Kasauli, District Solan, State Himachal Pradesh	
1.6	Type of the Real Estate Project or Phase of the Real Estate Project	Residential Plotted Colony	-
		Residential Development Project	YES
		Commercial Development Project	YES
		Mix Land Use Development Project	-
1.7	Registration No. of the Real Estate Project	RERAHPSOP02210101	
1.8	Validity of Registration Certificate	Valid from	Valid upto
		20.4.2021	19.4.2028
1.9	Date of Start of the Real Estate Project/Phase	04/02/2021	
1.10	SPECIFICATIONS (As finalized by Promoter for the Real Estate Project)		
-	Particulars	Details (Attach Sheets & Documents)	
a.	Individual Plots	Specifications of Boundary Wall, Gate & allied works if any, other than infrastructural works like external	

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		developments, copy to be attached as Annexure 1A						
b.	Apartments/ Flats	Detailed specifications of all items ,copy to be attached as Annexure 1B						
c.	Cottage/ Villa	Detailed specifications of all items ,copy to be attached as Annexure 1C						
d.	Commercial Units	Detailed specifications of all items ,copy to be attached as Annexure 1D						
e.	Garages/ Parking Slots(Covered)	Detailed specifications of all items, copy to be attached as Annexure 1 E						
f.	Community Buildings	Detailed specifications of all items ,copy to be attached as Annexure 1F						
g.	Common facilities and services like swimming pool, gym, club, re-creational areas indoor and outdoor, (separately for all facilities and services), complete specifications of external development works like boundary wall and gates in a gated community project, flooring, ceiling, wall surfaces etc. of public areas.	Detailed specifications of all items ,copy to be attached as Annexure 1G						
1.11	AGREEMENT(S) TO SELL							
-	Particulars	Attach sheets/ Documents						
a.	Performa of 'Agreement for sale'for Plots/Flats or Apartments/ Villas or Cottages /Garage or Covered Parking/ Commercial Units" Form L "as provided in HP RERA Rules, 2017	Copy to be attached (Annexure 2)						
b.	An undertaking stating that allthe Agreements to sell areabsolutely in accordance with the format provided in HP Real Estate (Regulation and Development)Rules,2017 and carpet area ofthe unit for sale is in accordance with the definition of Carpet Area as specified in the Real Estate (Regulation and Development) Act, 2016 and HP Real Estate (Regulation and Development) Rules, 2017.It should also include that the payment terms with the Allotteeare also in accordance with the terms as specified in the HP Real Estate (Regulation and Development) Rules, 2017 read with Explanation at Sr. No.2 of Form 'L', particularly with regards to the clause of taxes and making it clear that there are no hidden clauses.	The undertaking to be provided duly signed by the promoter on the letter head of the firm and should be named(Annexure 3)						
1.12	Quarter for which information is provided	<table><tr><th colspan="2">Quarter ending (tick mark)</th></tr><tr><td>31st MAR, 2022</td><td>-</td></tr><tr><td>30th JUN, 2022</td><td>YES</td></tr></table>	Quarter ending (tick mark)		31 st MAR, 2022	-	30 th JUN, 2022	YES
Quarter ending (tick mark)								
31 st MAR, 2022	-							
30 th JUN, 2022	YES							

	30 th SEPT, 2022	-
	31 st DEC, 2022	-

2.	<u>BANK DETAILS (NIL)</u> (Account separately opened for 70%/ 100% of amount realized from Allottees)	
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2.1	Account No.	50200061364673
2.2	Account Name	M/s. GLENVIEW VILLAS KASAU LI
2.3	Bank Name	HDFC BANK
2.4	Branch Name	SECTOR 9D, CHANDIGARH
2.5	IFSC Code	HDFC0001306
2.6	Branch Address	SCO 46-47 SECTOR 9D, CHANDIGARH

3	<u>DETAILS OF THE INVENTORY OF THE PROJECT</u>	
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3.1	Total Plot Booking Details	
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	From Date	To Date	Total Plots (Nos)			Plots Booked / Sold previously till the end of previous Quarter(Nos)			Plots Booked / Sold in this Quarter (Nos)			Remaining Plots (Nos)		
			Res	Com.	Pub	Res	Com	Pub.	Res	Com.	Pub.	Resi	Com	Pub
	1 st April 2022	30 th June 2022	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Provide an indicative schematic sketch on A-4 size of paper-**SCHEME SKETCH-1**

3.2	Details of Individual Plots	
-----	------------------------------------	--

	From Date	To Date	Detail of Total Plots Booked / Sold till the end of this Quarter						Possession Status	Mortgage If any, plot wise
			Residential		Commercial		Public/Semi Pub			
			Plot No	Area (Sqm)	Plot No	Area (Sqm)	Plot No	Area (Sqm)		
	1 st April 2022	30 th June 2022	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-2**

3.3	Total Flats/ Apartments Booking Details	
-----	--	--

	From Date	To Date	Total Flats/ Apartments (Nos)	Total Flats/ Apartments Booked/Sold previously till the end of previous Quarter(Nos)	Total Flats/ Apartments Booked/Sold in this Quarter (Nos)	Total remaining Flats/ Apartments (Nos)
	1 st April 2022	30 th June 2022	JUNIPER- 4	2	1	1

* Provide an indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-3**

3.4

Details of Individual Flats/ Apartments

	From	To Date	Detail of Total Flats/ Apartments Booked / Sold till the end of this Quarter				Possession Status	Mortgage If any, Flat/ Apartment wise
			Block/Tower / No. as per sanctioned plan	Flat / Apartment Name/No.	Carpet Area (Sqm)	Area of exclusive balcony, if any (Sqm)	Area of exclusive terrace, if any (Sqm)	
	1 st April 2022	30 th June 2022	JUNIPER	Unit- 1	535.50	8	-	N/A
				Unit- 2	535.50	8	-	N/A
				Unit- 3	535.50	8	-	N/A

Indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-4**

3.5

Brief Details of All Villas / Cottages (Details as per CA Certificate)

	From	To Date	Total Villas/ Cottages (Nos)	Villas/ cottages booked /sold previously (Nos)	Villas/ Cottages booked /sold in this Qtr (Nos)	Remaining Villas/ Cottage (Nos)	Carpet Area of Villa/ Cottage (Sqm)	Area of exclusive lawn/ terrace if any, (Sqm)	Possession Status	Mortgage If Villa/ Cottage wise
	1 st April 2022	30 th June 2022	DAISY	NIL	NIL	1	266	NIL	NIL	NIL
			LILY	NIL	NIL	1	266	NIL	NIL	NIL
			ORCHID	NIL	NIL	1	266	NIL	NIL	NIL
			ROSE	NIL	NIL	1	266	NIL	NIL	NIL
			TULIP	NIL	NIL	1	266	NIL	NIL	NIL

		ZINNIA	NIL	NIL	1	266	NIL	NIL	NIL
		DEODAR 1A	1	0	1	410	53.8	YES	NO
		DEODAR 1B	0	0	1	410	53.8	YES	NO
		DEODAR 2A & 2B	NIL	NIL	2	410	NIL	NIL	NIL
		DEODAR 3A & 3B	NIL	1	1	410	NIL	NIL	NIL
		DEODAR 4A & 4B	NIL	NIL	2	410	NIL	NIL	NIL
		DAISY	NIL	1	0	256	NIL	NIL	NIL

indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-5**

3.6 Details of Garages/Parkings (Covered)(Details as per CA Certificate)

From Date	To Date	Total Garages/ Parking (Nos)	Garages booked /sold previously (Nos)	Garages booked /sold In thisQtr (Nos)	Remaining Garages (Nos)
1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL

Provide an indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-6**

3.7 Details of Individual Garages/ Parkings(Details as per CA Certificate)

From Date	To Date	Detail of total Garages / Parkings sold / booked till the end of this Quarter	Posse ssion Status	Mortg age If Gara Cove Parki wise

			Block/Tower Name / No. as per sanctioned plan	Garage /Covered Parking No.	Type of Garage/ Covered Parking	Carpet Area (Sqm)	Addition al detail if any		
1 st April 2022	30 th June 2022			NIL	NIL	NIL	NIL	NIL	NIL
				NIL	NIL	NIL	NIL	NIL	NIL

indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-7**

3.8 Details of Commercial Buildings (Details as per CA Certificate)

From Date	To Date	Total Commercial Units/Shops (Nos)	Commercial Units /Shops booked / sold previously (Nos)	Commercial Units / Shops booked / sold in this Qtr (Nos)	Remaining Commercial Units/Sh ops (Nos)
1 st April 2022	30 th June 2022	SHOPS	0	0	1 (Not for sale)

*Providean indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-8**

3.9 Details of Individual Commercial Units (Shops/ Offices/Others)(Details as per CA Certificate)

From Date	To Date	Detail of Total Commercial Units booked / sold till the end of this Quarter						Posse ssion Status	Mortgag e If any , Comm ercial Unit wise
		Block/ Tower / No. as per sanctione d plan	Commere cial Unit / Shop No.	Type Shop/ Office/ Other	Carpet Area (Sqm)	Additon al detail, if any			
1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

indicative schematic sketch on A-4 size of paper **SCHEME SKETCH-9**

4. STATUS OF PHYSICAL COMPLETION OF WORKS

4.1 Details of status of Plotted Development (Nomenclature as per Sanctioned Plan)

Plot No.	Residential / Commercial / otherUse	% of completion	Likely completion date	Remarks
NIL	NIL	NIL	NIL	NIL

schematic Sketch on A-4 size of Paper **SCHEME SKETCH-10**

4.2	Details of status of Completion of Work in Case of Flats/ Apartments (Nomenclature as per Sanctioned Plan)			
	Block/Tower wise details	% of completion	Likely completion date	Remarks
	JUNIPER	0%	19-Apr-2028	-
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-11			
4.3	Details of status of Completion of Work in Case of Villas /Cottages (Nomenclature as per Sanctioned Plan)			
	Villa / Cottage wise details	% of completion	Likely completion date	Remarks
	DAISY	3.33%	19-Apr-2028	
	LILY	5.55%	19-Apr-2028	
	ORCHID	7.77%	19-Apr-2028	
	ROSE	44.44%	19-Apr-2028	
	TULIP	44.44%	19-Apr-2028	
	ZINNIA	80%	19-Apr-2028	
	DEODAR 1A & 1B	60%	19-Apr-2028	
	DEODAR 2A & 2B	60%	19-Apr-2028	
	DEODAR 3A & 4B	60%	19-Apr-2028	
	DEODAR 4A & 4B	60%	19-Apr-2028	
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-12			
4.4	Details of status of Completion of Work in Case of Garages/ Covered Parking (Nomenclature as Sanctioned Plan)			
	Garage/ Covered Parking wise details	% of completion	Likely completion date	Remarks
	Garage/Covered parking-1	NIL	NIL	NIL
	Garage/Covered parking-2	NIL	NIL	NIL
	Garage/Covered parking-3	NIL	NIL	NIL
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-13			
4.5	Details of status of completion work in case of Blocks/ Shops/ Commercial Units (Nomenclature as per Sanctioned Plan)			
	Tower / Block / Shop wise details	% of completion	Likely completion date	Remarks
	Commercial Unit / shop - 1	0%	01-May-2031	NIL
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-14			
5.	<u>STATUS OF COMPLETION OF INFRASTRUCTURE DEVELOPMENT</u>			
	Components	% of completion	Likely completion date	Remarks

5.1	A-Services			
i.	Roads and Pavements	50%	01-May-2031	
ii.	Parking	Not yet started	01-May-2031	
iii.	Water Supply	Not yet started	01-May-2031	
iv.	Sewerage	Not yet started	01-May-2031	
v.	Electrification	Not yet started	01-May-2031	
vi.	Storm Water Drainage	Not yet started	01-May-2031	
vii.	Parks and Play Grounds	Not yet started	01-May-2031	
viii.	Street Light	Not yet started	01-May-2031	
ix.	Renewable Energy System	Not yet started	01-May-2031	
x.	Security and Fire Fighting Services	70%	01-May-2031	SECURITY GATE WORK
xi.	Sewerage Treatment Plant (STP)	Not yet started	01-May-2031	
xii.	Underground Tank	Not yet started	01-May-2031	
xiii.	Rain Water Harvesting	Not yet started	01-May-2031	
xiv.	Electrical Sub-Station	Not yet started	01-May-2031	
5.2	*B1–Community building to be transferred to Resident Welfare Association (RWA)			
i.	Community Centre	NIL		
ii.	Others	NIL		
5.3	*B2–Community building to be sold to third party or to be retained by Promoter			
i.	Schools	NIL		
ii.	Club House	NIL		
iii.	Hospital and Dispensary	NIL		
iv.	Shopping Areas	Not yet started		
v.	Others	NIL		
	schematic Sketch on A-4 size of Paper SCHEME SKETCH-15			
6.	<u>FINANCIAL PROGRESS(COST AND EXPENDITURE ON THE PROJECT)</u> <u>(As per Engineer and CA Details)</u>			
Sr.No.	Particulars	Amount		
6.1	Total estimated cost of the Project	18,30,81,000/-		


	Copy should be attached (Annexure 5)					
6.2	Components of expenditure		Estimated expenditure incurred up to the start of Quarter	Estimated expenditure incurred up to the end of Quarter	Estimated balance Cost	
i	Cost of the land (if not included in the estimated cost)		4,34,10,000	4,34,10,000	NIL	
ii	Estimated Cost of construction of apartments / commercial area / Mixed use development		11,39,71,000	2218000	111753000	
iii	Estimated Cost of infrastructure and other structures/community facilities		2,00,00,000	15063000	4937000	
iv	Other costs including External Development Charges (EDC), Internal Development Charges (IDC), Taxes, Levies, Cess etc.		1,35,00,000	4,99,000	1,30,01,000	
-	TOTAL		19,08,81,000	61190000	129691000	
6.3	(i) Total estimated expenditure incurred till the end of Quarter under reference		61190000			
	(ii) Expenditure of total estimated cost in %		32.05%			
6.4	Whether the project is on schedule as per the actual expenditure.		NIL			
	(i) Specify the reasons, if not as per schedule		NIL			
	(ii) Mention details on how to overcome the backlog		NIL			
7.	<u>DETAILS OF FINANCIAL TRANSACTIONS IN SEPARATE BANK ACCOUNT (AS PER CA DETAILS)</u>					
Amount in Lakhs (Rs.) Status in Separate Bank Account of this Quarter						
	From Date	To Date	Balance amount before this Quarter (Rs.)	Amount deposited in this Quarter (Rs. lac)	Amount withdrawal in this Quarter (Rs.)	Total remaining amount (Rs. Lac)
	1 st April 2022	30 th June 2022	4.00	161.52	158.72	2.80
8.	<u>GOVERNMENT DUES AND PAYMENT DETAILS</u>					
	Description of Head			Amount (inRs.)	Image of Receipt (jpeg)	

8.1	Development fee / Planning Permission Fee / Change of Land Use fee etc.				NIL	NIL			
8.2	Infrastructure charges/ fees paid to any other authority e.g. NH/PWD/HPSEB/PCB/ULB for NOC				NIL	NIL			
8.3	Compounding Charges/ Regularization charges				NIL	NIL			
8.4	Total								
9.	DETAILS OF SANCTION AND REVISED / COMPLETION SANCTION								
	Type of Sanction (Proposal / Revised/ Completion)	Order No	Date	No. of pages of Sanction Letter	Total no. of Sanction ed Plans	Image / Pdf of all pages of Sanction Letter and Plans (jpeg/Pdf)			
9.1	Proposed Site Plan	1	28.1.2021	1	1	Attached in mail			
9.2	Sanctioned Building Plans	2-12	28.1.2021	11	11	Attached in mail			
10.	MISCELLANEOUS								
10.1	List of Channel Partners(HP RERA Registered Agents)								
	Channel Partner's Name				HP RERA Registration No.				
	i.	NIL				NIL			
10.2	List of Legal Cases (if any)								
	Project	Name of Parties and Case No.		Issue involved (in brief)		Next date of hearing and its status			
	i.	NIL	NIL		NIL	NIL			
10.3	Summary of Allottees and Sale Report during the Quarter								
	Sr. No.	Unit No. and parking No. if any	Name of the Allottee	Date of booking	Rate (per Sft.) of main unit and of parking, if allotted	Carpet Area of the Unit and of parking, if allotted	Sale value of Unit including parking, if allotted	Amount collected (in %)	Total amou nt Collec ted (inRs.)
	1.	Daizy Villa	Sudhir	NIL	NIL	NIL	NIL	NIL	1.75CR

2.	Juniper	Awashthi Nitin Sangwan	NIL	NIL	NIL	NIL	NIL	18 Lacs
3.	Juniper	Alvendra Singh Bains	NIL	NIL	NIL	NIL	NIL	32 Lacs
10.4	Latest marketing collateral, if any						NIL	
10.5	Copy of latest advertisement details, if any						NIL	

Note.— (*) Extendas required

11.	<u>LATEST SITE UPDATE THROUGH MEDIA GALLERY</u>							
11.1	Plots							
Sr. No.	From Date	To Date	Image 1 Jpeg	Image 2 Jpeg	Image 3 Jpeg	Image 4 Jpeg	Image 5 Jpeg	Video (only on website)
	1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL
11.2	Flats / Apartments							
	1 st April 2022	30 th June 2022	NIL	NIL			NIL	
11.3	Villas /Cottages							

	1 st April 2022	30 th June 2022						
11.4	Commercial Units (Shops, Offices, Other setc)							
	1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL
11.5	Facilities like Swimming Pool, Club House, Gym , Central Greens, Parking etc.							
	1 st April 2022	30 th June 2022	NIL	NIL	NIL	NIL	NIL	NIL

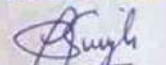
12.	<u>VARIOUS ANNEXURES AND CERTIFICATES BY PROFESSIONALS TO BE SUBMITTED</u>	
12.1	Detailed Specifications for each prototype of plot, flat, cottage, shop/ commercial units etc.	Annexure- 1A to 1G and so on
12.2	Typical performa of Agreement of Sale for each prototype of plot, flat, cottage, shop/ commercial units, "Form L" of HP RERA Rules, 2017	Annexure 2
12.3	Undertaking with Agreement for Sale	Annexure -3
12.4	Inventory detail Schematic Sketches 1 to 9,	Annexure -4A
12.5	Development, construction and financial progress Schematic sketches 10 to 15	Annexure -4B
12.6	Detailed Cost of Estimate	Annexure -5
12.7	Certificate by an Architect in practice to certify progress of construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -6
12.8	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at the end of the quarter, to be submitted to HP RERA	Annexure -7
12.9	Certificate by a Chartered Accountant in practice to certify withdrawal of money from separate Bank Account at the end of the quarter, to be submitted to HP RERA	Annexure - 8

12.10	Certificate by an Architect in practice to certify progress of construction work at the time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure - 9
12.11	Certificate by an Engineer in practice to certify cumulative cost incurred upon construction work of the project at time of withdrawal of money from Separate Bank Account, to be submitted to the Bank	Annexure -10
12.12	Certificate by a Chartered Accountant in practice to certify withdrawal of money from Separate Bank Account at the end of the quarter, to be submitted to the Bank	Annexure -11
12.13	Certificate by an Architect in practice to certify the completion of works, to be issued to the Authority after the completion plan of the project has been sanctioned by the competent authority, to be submitted to HP RERA	Annexure -12

Place: Chandigarh

Date: 23/07/2022

For Glenview Villas, Kasauli


Auth/Sign.

Parminder Singh
Piccadilly Square, 1st floor
Sector-34A, Chandigarh

ANNEXURE 5


Project:- Glenview Villas Kasauli

ESTIMATED COST OF THE PROJECT

Sr. No.	Description	Amount (in Rs.)
1.	Land Cost	4,34,10,000/-
2.	Development Cost / Infrastructure/ Other Structure/ Community Facility	2,00,00,000/-
3.	Construction Cost	11,39,71,000/-
4.	Other Cost (Including External Development Charges (EDC), Internal Development charges (IDC), Taxes, levies, Cess, etc.)	1,35,00,000/-
	TOTAL	19,08,81,000/-

Date: 23.04.22

Place:


.....
Signature of Engineer

Name : Mr. Hitesh Mishra

Aadhar No : 638817817685

Pan No : BGDPM6136P

Mob No. : 9988524656

Email id : hiteshmishra51@gmail.com

Address : #383 Gali No. 1, Hargobind Avenue,
Majitha Road, Amritsar 143001

ANNEXURE 6

ARCHITECT'S CERTIFICATE

(For the period till JUNE 2022)

Certificate No. **RCDA-GVVK-05-2022**

To,
M/s. GLENVIEW VILLAS KASauli

Subject:- Certificate of percentage of completion of Construction/ Development work in GLENVIEW VILLAS KASauli.

Ref: HP RERA Registration No. [RERAHPSOP02210101](#)

Sir,

I / We **KARAN CHAUHAN** have undertaken assignment as Architect for the Construction / Development Work of the Project **GLENVIEW VILLAS KASauli**, situated at MOHAL NANDOH, Kasauli, Solan, Himachal Pardesh measuring 10039.2 sq.mtr. area being developed by M/s. GLENVIEW VILLAS KASauli

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this Certificate, the Percentage of Work done, for the Real Estate Project **GLENVIEW VILLAS KASauli**, is as per **Table-A** herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in **Table-B** herein below-

TABLE- A**Block- DAISY (VILLA)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	01	01	30%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**Block- LILY (VILLA)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	01	01	50%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flourcing (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**Block- ORCHID (VILLA)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	01	01	70%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flourcing (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**Block- ROSE (VILLA)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	01	01	100%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	01	01	100%
4	Slabs	01	01	100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	01	01	50%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	01	01	50%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**Block- TULIP (VILLA)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	01	01	100%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	01	01	100%
4	Slabs	01	01	100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	01	01	50%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	01	01	50%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**Block- ZINNIA (VILLA)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	01	01	100%
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	01	01	100%
4	Slabs	01	01	100%
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	01	01	70%
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	01	01	50%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	01	01	90%
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	01	01	50%
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**Block- DEODAR (COTTAGE)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	04	03	70 %
2	Basement	04	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	04	03	60 %
4	Slabs	04	03	50 %
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouing (v) Painting	04	02	70 %
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	04	02	50%
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	04	02	70 %
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	04	02	50%
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	04	-	-

TABLE- A**Block- JUNIPER (APARTMENT)**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	-	-	-
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**COMMERCIAL SHOPS**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	-	-	-
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE- A**CLUB HOUSE**

Sr. No.	Tasks / Activity	Total Units / Blocks	Work done for Units / Blocks	Percentage of Work done
1	Foundation and Plinth	-	-	-
2	Basement	-	-	-
3	Super Structure (Column and lintel up to Slab bottom Level)	-	-	-
4	Slabs	-	-	-
5*	Internal task/activities to each of the Flat/ Premises - (i) Bricks wall (ii) Joinery (doors and windows) (iii) Plaster (iv) Flouting (v) Painting	-	-	-
6	Sanitary fitting within the Flat/Premises, Electrical Fittings within the Flat/Premises	-	-	-
7	Stair cases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	-	-	-
8	The external plumbing, external plaster, external painting, elevation and completion of terraces with water proofing of the Building / Wing	-	-	-
9	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, Electro – Mechanical equipments, Compliance to conditions of environmental NOCs (if any), Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Occupation /Completion Certificate	-	-	-

TABLE-B**Internal & External Development Works in respect of the entire Project**

Sr. No	Common Areas Facilities and Amenities	Proposed (Yes/No)	Percentage of Work Done	Details
1.	Internal Roads & Foot paths	YES	50%	
2.	Water Supply Line	YES	0%	
3.	Sewerage (chamber, lines, Septic Tank)	YES	0%	
4.	Sewage Treatment Plant (STP)	YES	0%	
5.	Storm Water Drains	YES	0%	
6.	Landscaping & Tree Planting	YES	0%	
7.	Street Lighting	YES	0%	
8.	Community Buildings/ Club House	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water conservation, Rain Water Harvesting	YES	0%	
11.	Energy Management / Sub-station	YES	0%	
12.	Fire protection and fire safety requirements	YES	0%	
13.	Open area (Park)	YES	0%	
14.	Boundary Wall & Main Gate	YES	0%	
15.	Security Service	YES	70%	SECURITY GATE WORK
16.	Others (As per Brochure) (Option to add more)	-	-	-

TABLE C

Overall percentage of the work completed

Sr. No.	Particular	Total No. of Unit / Amenities	Work Done No. of Unit / Amenities	Percentage of Work Done
1.	Overall percentage of construction (Building) completed as per Table-A.	18	11	17.50 %
2	Overall percentage of development completed as per Table-B.	-	-	8.00 %
3*	Overall percentage of completion of the project			12.75 %



Signature of Architect

Date: 18-07-2022
Place: KASAULI

Name: KARAN CHAUHAN
Address: C/o RANDEEP CHAUHAN & CO.
DESIGN STUDIO, SUKHIJODI, DHARAMPUR
Aadhar No.: 7185 7783 7539
Pan no.: BDDPC5945H
License No CA/2017/81153
Mobile Number: 80910 00003
Email ID : response.erc@gmail.com

ANNEXURE-7

ENGINEER'S CERTIFICATE

(For the period till ~~June 2022~~
June 2022)

Certificate No. 04

To,
M/s. GLENVIEW VILLAS KASAULI

Subject: Certificate of Cost Incurred for Development of GLENVIEW VILLAS KASAULI.

Ref: HP RERA Project Registration No. RERAHPSOP02210101.

Sir,

I / We GOPAL THAKUR have undertaken assignment for the Project GLENVIEW VILLAS KASAULI, situated at MOHAL NANDOH, Kasauli, Solan, Himachal Pardesh admeasuring 10039.2 sq.mtr. area being developed by M/s. GLENVIEW VILLAS KASAULI.

1. I have prepared the Detailed Cost of Estimate of the above cited project considering all items of works that are required to be executed up to completion of the project. My estimated cost calculations are based on the sanctioned plans made available to me for the project by the Promoter and based on the Schedule of Items and quantity for the entire work as calculated by me and the site inspection carried out by me.
2. I certify that the Cost of the Civil, Mechanical, Electrical, Plumbing and allied works for the aforesaid Project, as completed on the date of this Certificate is as given in **Table-A** and **Table-B** herein below:

TABLE-A

Apartments/Buildings Construction (Excluding Cost of land)

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost	
2	Cost incurred as on 30 June 2022 30 June 2022 (based on the Estimated items)	11,39,71,000 2,31,01,717.11
3	If Cost incurred for items other than estimated items	NIL
4	Balance Cost to be incurred (Based on Estimated items) [A(1)(iii)-(A(2)(iii)+A(3)(iii)]	9,08,69,282.89
5	Work done in percentage [A(2)(iii)+A(3)(iii)/A(1)(iii)]x100 (as percentage of the estimated cost)	20.213%

TABLE-B

Internal and External Development (Excluding Cost of land)

Sr. No	Particulars	Amounts (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 30 June 2022	2,57,00,000.00
2	Cost incurred as on 30 June 2022 (based on the Estimated items)	1,10,00,000.00
3	If cost incurred for items other than Estimated items	NIL
4	Balance cost to be incurred (based on estimated items) [B(1)(iii) - (B(2)(iii)+B(3)(iii)]	1,47,00,000.00
5	Work done in percentage [B(2)(iii)+B(3)(iii) /B(1)(iii)]x100 (as percentage of the estimated cost)	42.80%

TABLE-C

(Overall Estimated Cost / Incurred)

Sr. no.	Particular	Amount (In Rs)
(i)	(ii)	(iii)
1	Total Estimated Cost [Table A(1)(iii)+Table B(1) (iii)]	13,96,71,000
2	Total Cost incurred [Table A(2)(iii)+A(3)(iii)+Table B (2)(iii) +Table B (3) (iii)]	3,41,01,717.11
3	Total work done in percentage [as per Table][C(2)(iii)/ C(1)(iii)]X 100]	24.41%
4	The balance cost to complete the project [Table A(4)(iii)+Table B (4)(iii)]	10,55,69,282.89



Signature of Engineer

Name: GOPAL THAKUR
 Aadhar No: 742787226998
 Pan No:
 Mob No: 7807450291
 Email id: gopalthakur2791@gmail.com
 Address: Vill-Dalyan, Post Office - Chandi, Teh-Kasauli, Dist-Solan (H.P)
 License No:
 Certificate No: 0498/105/CE/722448

Date: 30.06.2022Place: Kasauli (H.P)



Harjeet Parvesh & Company

CHARTERED ACCOUNTANTS

(A PEER REVIEWED FIRM)

ANNEXURE -8

CHARTERED ACCOUNTANT'S CERTIFICATE

(For the Quarter JUNE 2022)

Name of the Promoter- M/s. GLENVIEW VILLAS KASAULI
 Name of the Project- GLENVIEW VILLAS KASAULI
 HP RERA Registration No - **RERAHPSOP02210101**

(All figures in Rs. Lakh)

Sr.No	Particulars		Amount(Rs.)
1	2		3
1.	i	Land Cost	
	a	Acquisition Cost of Land (as per Sale Deed) or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on Land Cost (including all stamp duty, registration charges, legal cost etc). (As per Note-1)	434.10
		Sub-Total of Land Cost 1(i)	434.10
2.		Development Cost/Cost of Construction	
Sr.No	Particulars		Incurring Amount /Cost(Rs.)
1	i	2	3
	a.	(i) Actual expenditure/ cost of construction incurred as per the books of Accounts as verified by the CA Note : (for adding to total cost of construction actual incurred cost is to be considered)	22.18
		(ii) On-site expenditure for development of entire Project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout, roads etc.), cost of machineries and equipments including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the Project registered.	150.63
		Total 2 (i)	172.81
	b.	Payment of taxes, cess, fees, charges, premiums, interest	

		etc. to any statutory authority.	
		Project Clearance Fees	
		(i) Fees paid to HP RERA	1.00
		(ii) Fees paid to T&CP Deptt.	1.36
		(iii) Fees paid to Local Authority (Municipal/ Panchayat)	Nil
		(iv) Consultant/Architect/Engineer Fees (directly attributable to Project)	1.66
		(v) Any other (specify)	0.97
	c.	Interest payable to financial institutions, scheduled banks, Non-Banking Financial Institution (NBFC) or money lenders on construction funding or money borrowed for construction;	NIL
3.	d.	Sub-Total of Development Cost and Construction Cost	177.8
		Total Cost Incurred on the Real Estate Project [1(i) + 3(d)] of Incurred Column (Land cost + cost of all construction and development + taxes + interest)	611.9
4.		% Completion of Construction Work (As per Project Architect's Certificate) Certificate No RCDA-GVVK-05-2022 dated 18.07.2022	12.75 %

This Certificate is being issued on specific request of M/s. GLENVIEW VILLAS KASAULI for HP-RERA compliance. The Certificate is based on the information/records / documents / books of accounts of the Promoter and is true to the best of my knowledge and belief.

Place: MOHALI
Date: 20.07.2022

HARJEET PARVESH & Co.
FIRN: 017437N



CA KONICA MADAN
PARTNER
M.no 547759

(Rs. In Lakhs)

Sr. No	Particulars	As per Certificate given for last Quarter	During the quarter	Total
1.	Total Land Cost as per Sr. No. 1 (i)	434.10	nil	434.10
2.	Total Expenditure / Cost incurred as per Sr. No. 3(d)	172.42	5.38	177.8
Advance from Customers				
Sr. No.	Particulars	Amount received as per Certificate given for last Quarter	Amount received during the quarter	Total Amount
1.	Advance received from Customers			

Separate Bank Account of the Project

Name of the Bank : HDFC BANK
Branch : S.CO 46-47 SECTOR 9D CHANDIGARH
Account Number : 50200061364673
IFSCCode :HDFC0001306.

Sr.No	Particulars	Amount in lacs.
1.	Opening Balance in the Separate Bank Account of the project at the start of the reported quarter.	4.00
2.	(Add): Deposits in the Separate Bank Account of the project during the reported quarter.	161.52
3.	(Less): Withdrawals from the Separate Bank Account of the project during the reported quarter.	158.72
4.	Closing Balance in the Separate Bank Account of the project at the end of the reported quarter.	2.80

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Sr. No	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the Real Estate Project (as certified by management)	16,80,84,000
2.	Balance amount of receivables from booked apartments as per A. of sub-Annexure-X to this Certificate (As certified by Chartered Accountant based upon verification of books of accounts)	213.6 LACS
3.	i. (i) Balance unsold inventory to be certified by management and to be verified by Chartered Accountant from the records and books of account	2101 LACS
4.	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per B. of sub - Annexure- 'X' to thisCertificate.	264.4 LACS
5.	Estimated receivables of ongoing Project. Sum of (2 + 4(ii))	213.6 LACS
6.	Amount to be deposited in Separate Bank Account – 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in Separate BankAccount.) and(If 4 is lesser than 1, then 100% of the balance receivables of ongoing Project will be depositedin the Separate Bank Account.)	4 lacs entire of last quarter and more than 70% of amount received in this quarter deposited IN RERA account Since the account was not opened until the amount of 37.4 lacs was received, same was notdeposited in RERA Account.

This Certificate is being issued by the Company as per the requirement of compliance in accordance with HP RERA Act and Rules for the Project/ Phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company. It is based on the verification of books of accounts and other related documentstill30.06.2022

Place: MOHALI
Date: 20.07.2022

HARJEET HARVESH & Co.

 CA KONICA MADAN
 PARTNER
 M.no547759

SUB - ANNEXURE-X (IN LACS)

Statement for calculation of Receivables from the Sales of the ongoing Real Estate Project:

A. BOOKED INVENTORY**1. In case of Plotted Colony:-**

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq. Mts.)	Total plot/unit consideratio n amount as per Agreement/ letter of allotment	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
1.	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2. In case of Flats/ Apartments:-

Sr. No.	Block/ Tower No. Nomenclatu re as per sanctioned plan	No. of Flats / Apartme nts/ units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking (Sq. Mts.)	Total Unit considerati on amount as per Agreement / letter of allotment (inLACS.)	Received amount up to the end of previous Quarter (in LACS	Received amount up to the end of current Quarter (inLACS.)	Balance amount as on the end of current Quarter (inLACS.)
1.	JUNIPER	3	535.50	8	153	4	48	101

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name/ no. Nomenclatur e as per sanctioned plan	No. of villas / cottag es units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered parking / lawn (Sq. Mts.)	Total unit considerati on amount as per Agreement / letter of allotment (inLACS.)	Received amount up to the end of previous Quarter (inlacs.)	Received amount up to the end of current Quarter (in LACS)	Balance amount as on the end of current Quarter (inLACS.)
1	DEODAR 3B	1	410	53.8	125	37.40	NIL	87.6
2	DAISY	1	256	50.2	200	NIL	175	25

4. In case of Garage/ Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / covered parking units	Carpet Area (in Sq. Mts.)	Total unit consideration amount as per Agreement / letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
1.	NIL	NIL	NIL	NIL	NIL		NIL

5. In case of Commercial Building:-

Sr. No.	Shop/ Commercial Unit no. Nomenclature as per sanctioned plan	No. of Shop/ Commercial unit	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / covered parking / lawn (Sq. Mts.)	Total unit consideration amount as per Agreement/ letter of allotment (in Rs.)	Received amount up to the end of previous Quarter (in Rs.)	Received amount up to the end of current Quarter (in Rs.)	Balance amount as on the end of current Quarter (in Rs.)
1.	NIL	NIL	NIL	NIL	NIL	NIL	Nil	NIL

6.Total Received and Balance Receivable from sold inventory:-

Sr. No.	Total Booked Inventory of all plots, flats/apartments, villas / cottages / garages/ covered parkings, commercial units in the Real Estate Project as per A. of sub - Annexure-X	Total Received amount up to the end of current Quarter (inLACS.)	Total Balance Receivable amount as on the end of current Quarter (inLACS.)
1.	Total Balance Receivable Amount of Booked Inventory	264.4	213.6

B. UNSOLD INVENTORY VALUATION

B. UNSOLD INVENTORY VALUATION

1. In case of Plotted Colony:-

Sr. No.	Block /cluster/ Nomenclature as per sanctioned plan	No. of plots	Plot Area (in Sq. Mts.)	Total plot/ unit consideration amount as assessed on the basis of Prevailing Market Rate(PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold plots (in Rs.)
1.	NIL	NIL	NIL	NIL	NIL

2. In case of Flats/ Apartments:-

Sr. No.	Block/ Tower No. Nomenclature as per sanctioned plan	No. of Flats / Apartments / Units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Total Flats/ Apartments consideration amount as assessed on the basis of Prevailing Market Rate(PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Flats/ Apartments (in Rs.)
1.	JUNIPER	1	535.50	8	51	51

3. In case of Villas / Cottages:-

Sr. No.	Villa / Cottage name / no. Nomenclature as per sanctioned plan	No. of Villas / Cottages units	Carpet Area (in Sq. Mts.)	Area of exclusive balcony & Terrace area (Sq. Mts.)	Total Villa / Cottage / consideration amount as assessed on the basis of Prevailing Market Rate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Villas / Cottages/ (in Rs.)
1.	LILY	1	266	50.2	200	200
2.	ORCHID	1	266	50.2	200	200
3.	ROSE	1	266	50.2	200	200
4.	TULIP	1	266	50.2	200	200
5.	ZINNIA	1	266	50.2	200	200
6.	DEODAR 3A	1	410	53.8	150	150
7.	DEODAR 2A&2B	2	410	53.8	300	300
8.	DEODAR 1A&1B	2	410	53.8	300	300
9	DEODAR 4A&4B	2	410	53.8	300	300

**The above figures of unsold inventory have been certified and provided by the engineer engaged by the the firm.*

4. In case of Garage/ Covered Parking:-

Sr. No.	Garage/ Covered Parking / no. Nomenclature as per sanctioned plan	No. of Garages / Covered Parking Units	Carpet Area (in Sq. Mts.)	Total Garage / Covered Parking consideration amount as assessed on the basis of Prevailing Market Rate(PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold Garages/ Covered Parking (in Rs.)
1	NIL	NIL	NIL	NIL	NIL

5. In case of Commercial Building:-

Sr. No.	Shop/ Commercial unit no. Nomenclature as per sanctioned plan	No. of Shops/ Commercial Units	Carpet Area (Sq. Mts.)	Area of exclusive balcony / Covered Parking / lawn (Sq. Mts.)	Total shops/ Commercial Unit consideration amount as assessed on the basis of Prevailing MarketRate (PMR) (in Rs.)	Total estimated amount of sale proceeds of all unsold shops/ Commercial Units (in Rs.)
1	NIL	NIL	NIL	NIL	NIL	NIL

6. Total Estimated Receivable from not Booked/ unsold inventory:-

Sr. No.	Total not booked/ unsold Inventory of all plots, flats/apartments, cottages/ villa/, garages/ covered parking, commercial units in the Real Estate Project as per B. of sub-Annexure-X	Total Estimated Amount (in LACS)
-	Total Evaluated Amount of Unsold Inventory	2101

Place: MOHALI
Date: 20.07.2022

HARJEET PARMESH & Co.



CA Konica Madan
PARTNER
M.no547759

ANNEXURE-9

ARCHITECT'S CERTIFICATE

Certificate No. RCDA-GVVK-05-2022

To,
M/s. GLENVIEW VILLAS KASAULI
KASAULI

Subject:- Certificate of progress of work, Percentage of Completion of Development / Construction work in GLENVIEW VILLAS KASAULI bearing Registration No [RERAHPSOP02210101](#) for withdrawal from the Separate Bank Account.

Sir,

I / We **KARAN CHAUHAN** have undertaken assignment as Architect for the Construction / Development Work of the Project **GLENVIEW VILLAS KASAULI**, situated at MOHAL NANDOH, Kasauli, Solan, Himachal Pardesh measuring 10039.2 sq.mtr. area being developed by M/s. GLENVIEW VILLAS KASAULI

With respect to the aforesaid Real Estate Project, I certify that the percentage of work done, for the Development / Construction work of Real Estate Project GLENVIEW VILLAS KASAULI, is 12.75 % as worked out in the JUNE 2022 Quarterly Progress Report submitted vide Certificate No **RCDA-GVVK-05-2022** dated 18-07-2022, (copy enclosed).



Signature of Architect

Date: 18-07-2022
Place: KASAULI

Name: KARAN CHAUHAN
Address: C/o RANDEEP CHAUHAN & CO.
DESIGN STUDIO, SUKHIJODI, DHARAMPUR
Aadhar No.: 7185 7783 7539
Pan no.: BDDPC5945H
License No CA/2017/81153
Mobile Number: 80910 00003
Email ID : response.erc@gmail.com

ANNEXURE-10

ENGINEER'S CERTIFICATE

(To be submitted at the time of withdrawal from Separate Bank Account)

Certificate No. 04

To,
M/s. GLENVIEW VILLAS KASALI

Subject:- Certificate of estimated expenditure for Development/ Construction work in **GLENVIEW VILLAS KASALI** bearing Registration No. **RERAHPSOP02210101** for withdrawal from the Separate Bank Account.

Sir,

I/We GOPAL THAKUR have undertaken assignment as Engineer for the professional engineering services for the above cited Project, coming up on Khasra No..... at situated at MOHAL NANDOH, Kasauli, Solan, Himachal Pardesh, being developed by M/s. GLENVIEW VILLAS KASALI.

With respect to the aforesaid Real Estate Project, I certify that the total estimated expenditure/ cost incurred for the Development/ Construction work of Real Estate Project **GLENVIEW VILLAS KASALI** is Rs. 3,41,01,717.11 /- as worked out in the 30 June 2022 Quarterly Progress Report submitted vide Certificate No..... dated.....(copy enclosed).


Signature of Engineer

Date: 30.06.22
Place: Kasauli (H.P.)

Name. : GOPAL THAKUR
Aadhar No : 7427 8722 6998
Pan No. :
Mob No. : 78074 50291
Email id : gopalthakur2791@gmail.com
Address : Vill-Dalyan, Post office- Chandi, Teh-Kasauli
License No. :
Certificate No. : 04.98/105/CE/722448

Distt-Solan (H.P.)



Harjeet Parvesh & Company

CHARTERED ACCOUNTANTS

(A PEER REVIEWED FIRM)

ANNEXURE -11

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of withdrawal from Separate Bank Account)

To,
M/s. GLENVIEW VILLAS KASAUJI

Subject:- Certificate of estimated expenditure for Development/ Construction work in GLENVIEW VILLAS KASAUJI bearing Registration No. **RERAHP SOP02210101** for withdrawal from Separate Bank Account.

Sir,
We M/s HARJEETPARVESH&CO are the Chartered Accountants for the professional accountancy services for the above cited Project, coming up on Khasra No 743/668/11/1, 746/14,728/7/3 & 740/671/666/10/2/2 at MOHAL NANDOH, Kasauli, Solan, Himachal Pardesh admeasuring 10039.2 sq.mtr. Area being developed by M/s. GLENVIEW VILLAS KASAUJI

With respect to the aforesaid Real Estate Project, I certify that the total expenditure/ cost incurred for the Development/ Construction work of Real Estate Project on the basis of information, records, documents and books of Accounts of the Promoter for GLENVIEW VILLAS KASAUJI is Rs. 611.9 lacs as worked out in the 30th JUNE 2022 Quarterly Progress Report submitted vide UDIN No. **22547759ANHBNQ6799**

Dated 20.07.2022 (copy enclosed).

Place: MOHALI
Date: 20.07.2022

M/s HARJEET PARVESH & CO
CA KONICA MADAN
PARTNER

Signature of the Chartered Accountant
(Seal of CA FIRM)
(Membership No. 547759.)







